
Judiciary Committee

HB 1581

Title: An act relating to minimum terms for closure or conversion notices for mobile home parks and manufactured housing communities.

Brief Description: Requiring a minimum of three years' notice on closures or conversions of mobile home parks and manufactured housing communities.

Sponsors: Representatives Lias, Priest, Nelson, Miloscia, Rolfes, Ormsby, Morrell, Green, Simpson, Appleton and Kenney.

<p style="text-align: center;">Brief Summary of Bill</p> <ul style="list-style-type: none">• Requires landlords of manufactured/mobile home communities to give tenants three years notice on closure or conversions of mobile home parks and manufactured housing communities.
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Hearing Date: 2/16/09

Staff: Courtney Barnes (786-7194)

Background:

Manufactured/mobile homes are governed by the Manufactured/Mobile Home Landlord-Tenant Act (MHLTA). The MHLTA outlines the rights and responsibilities of manufactured/mobile home landlords and tenants, including the duty of landlords to notify tenants in advance of a mobile home park closure.

Mobile Home Lot Rental Agreement Disclosures and Covenants

Rental agreements for mobile home space tenancies are required to include either: (1) a covenant by the landlord that, except for acts or events beyond the control of the landlord, for a period of three years after the beginning of the term of the lease, the mobile home park will not be converted to a land use that will prevent the space from continuing to be used for the

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placement of a mobile home; or (2) a statement that the park may be sold or transferred at any time with the result that subsequent owners may close the park at any time after the required notice.

Notice of Park Community Closures

Landlords must give tenants 12 months notice of a change of land use of the mobile home park, including conversion to a use other than for mobile homes or conversion to a cooperative or subdivision. A copy of the closure notice must be provided with all month-to-month rental agreements signed after the park closure notice has been given. The closure notice must also be provided to the Department of Community, Trade, and Economic Development.

Summary of Bill:

Manufactured/Mobile Home Lot Rental Agreement Disclosures and Covenants

Rental agreements for mobile home space tenancies are required to either: (1) include a covenant by the landlord that, except for acts or events beyond the control of the landlord, for a period of three years after the beginning of the term of the lease, the mobile home park will not be converted to a land use that will prevent the space from continuing to be used for the placement of a mobile home; or (2) a statement that the mobile home park or manufactured housing community may be sold or transferred at any time with the result that subsequent owners may close the park any time after the required three-year closure notice is given.

If a closure notice is in effect, the landlord must provide the tenants with a copy of the closure notice in the rental agreement.

Notice of Park Community Closures

Landlords must give tenants three years notice of a change of land use of the mobile home park or manufactured housing community, including conversion to a use other than for manufactured/mobile homes or conversion to a cooperative or subdivision. The notice requirement does not apply if:

- the mobile home park or manufactured housing community is being acquired under imminent threat of condemnation;
- the mobile home park or manufactured housing community is sold to a tenant group, nonprofit organization, local government, or housing authority for the purpose of preserving the park or community; or
- the landlord compensates the tenants for the loss of their homes at their assessed value prior to a change of land use or sale of the property.

A copy of the closure notice must be provided with all rental agreements signed after the park closure notice has been given. The closure notice must also be provided to the Department of Community, Trade, and Economic Development. The closure notice must include park management contact information, a statement that the park owner is willing to sell the park to a tenant organization (if applicable), and information about available relocation assistance.

Sale of Manufactured/Mobile Homes by Existing Tenants

A tenant who sells a home within a manufactured/mobile home community must provide the buyer with a copy of any closure notice that has been provided by the landlord at least seven days in advance of the intended sale and transfer.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill contains an emergency clause and takes effect immediately.